

**State of Arizona**  
**Department of Liquor Licenses and Control**

Created 01/17/2024 @ 09:33:59 AM

Local Governing Body Report

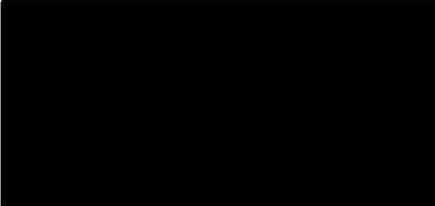
**LICENSE**

Number: \_\_\_\_\_ Type: 010 BEER AND WINE STORE

Name: BRB  
State: Pending

Issue Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_  
Original Issue Date: \_\_\_\_\_

Location: 3569 MCCULLOCH BOULEVARD  
LAKE HAVASU CITY, AZ 86406  
USA

Mailing Address: 

Phone: \_\_\_\_\_  
Alt. Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

**AGENT**

Name: WENDY MAE REICHERT  
Gender: Female

Correspondence Address: 

Phone: \_\_\_\_\_  
Alt. Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

**OWNER**

Name: BRB STORE INC  
Contact Name: WENDY MAE REICHERT  
Type: CORPORATION

AZ CC File Number: 23569617 State of Incorporation: AZ  
Incorporation Date: 09/07/2023

Correspondence Address: 

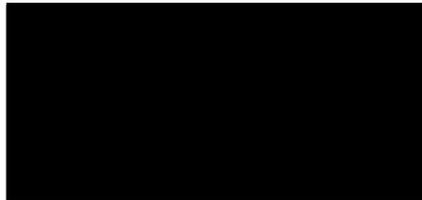
Phone: \_\_\_\_\_  
Alt. Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Officers / Stockholders

Name:	Title:	% Interest:
RIVAN ZORA	CEO / Director	33.34
CHRISTOPHER ZORA	CFO	33.33
BRANDON ZORA	Secretary	33.33

### **BRB STORE INC - CFO**

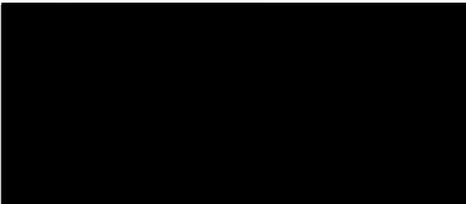
Name: CHRISTOPHER ZORA  
Gender: Male  
Correspondence Address:



Phone:  
Alt. Phone:  
Email:

### **BRB STORE INC - Secretary**

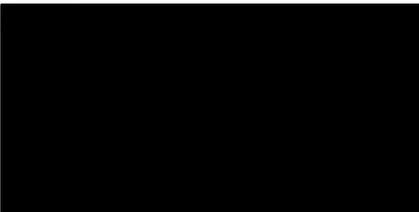
Name: BRANDON ZORA  
Gender: Male  
Correspondence Address:



Phone:  
Alt. Phone:  
Email:

### **BRB STORE INC - CEO / Director**

Name: RIVAN ZORA  
Gender: Male  
Correspondence Address:



Phone:  
Alt. Phone:  
Email:

## APPLICATION INFORMATION

Application Number: 273941  
Application Type: New Application  
Created Date: 12/28/2023

*Cray*

## QUESTIONS & ANSWERS

### 010 Beer and Wine Store

- 1) Are you applying for an Interim Permit (INP)?  
Yes  
A Document of type INTERIM PERMIT (INP) NOTARY PAGE is required.
- 2) Provide name, address, and distance of nearest school.  
(If less than one (1) mile note footage)  
JAMAICA ELEMENTARY SCHOOL 3437 JAMAICA BLVD S LAKE HAVASU CITY AZ  
86406  
2,659 FEET
- 3) Are you one of the following? Please indicate below.  
Property Tenant  
Subtenant  
Property Owner  
Property Purchaser  
Property Management Company  
OWNER
- 4) Is there a penalty if lease is not fulfilled?  
No
- 5) Is the Business located within the incorporated limits of the city or town of which it is located?  
Yes
- 6) What is the total money borrowed for the business not including the lease?  
Please list each amount owed to lenders/individuals.  
\$1,490,000.00  
  
BANK OF HOPE 4428 CONVOY ST #A - 200 SAN DIEGO CA 92111
- 7) Are there walk-up or drive-through windows on the premises?  
Yes
- 8) Does the establishment have a patio?  
No
- 9) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?  
No

**State of Arizona**  
**Department of Liquor Licenses and Control**

Created 01/17/2024 @ 09:34:32 AM

Local Governing Body Report

**LICENSE**

Number: INP080026590                      Type: INP INTERIM PERMIT  
Name: BRB  
State: Active  
Issue Date: 01/16/2024                      Expiration Date: 04/30/2024  
Original Issue Date: 01/16/2024  
Location: 3569 MCCULLOCH BOULEVARD  
LAKE HAVASU CITY, AZ 86406  
USA

Mailing Address:

Phone:  
Alt. Phone:  
Email:

**AGENT**

Name: WENDY MAE REICHERT  
Gender: Female  
Correspondence Address:

Phone:  
Alt. Phone:  
Email:

**OWNER**

Name: BRB STORE INC  
Contact Name: WENDY MAE REICHERT  
Type: CORPORATION  
AZ CC File Number: 23569617                      State of Incorporation: AZ  
Incorporation Date: 09/07/2023  
Correspondence Address:

Phone:  
Alt. Phone:  
Email:

Officers / Stockholders

Name:	Title:	% Interest:
RIVAN ZORA	CEO / Director	33.34
CHRISTOPHER ZORA	CFO	33.33
BRANDON ZORA	Secretary	33.33

### **BRB STORE INC - CFO**

Name: CHRISTOPHER ZORA  
Gender: Male  
Correspondence Address:



Phone:  
Alt. Phone:  
Email:

### **BRB STORE INC - Secretary**

Name: BRANDON ZORA  
Gender: Male  
Correspondence Address:



Phone:  
Alt. Phone:  
Email:

### **BRB STORE INC - CEO / Director**

Name: RIVAN ZORA  
Gender: Male  
Correspondence Address:



Phone:  
Alt. Phone:  
Email:

## APPLICATION INFORMATION

Application Number: 273942  
Application Type: New Application  
Created Date: 12/28/2023

*CMG*

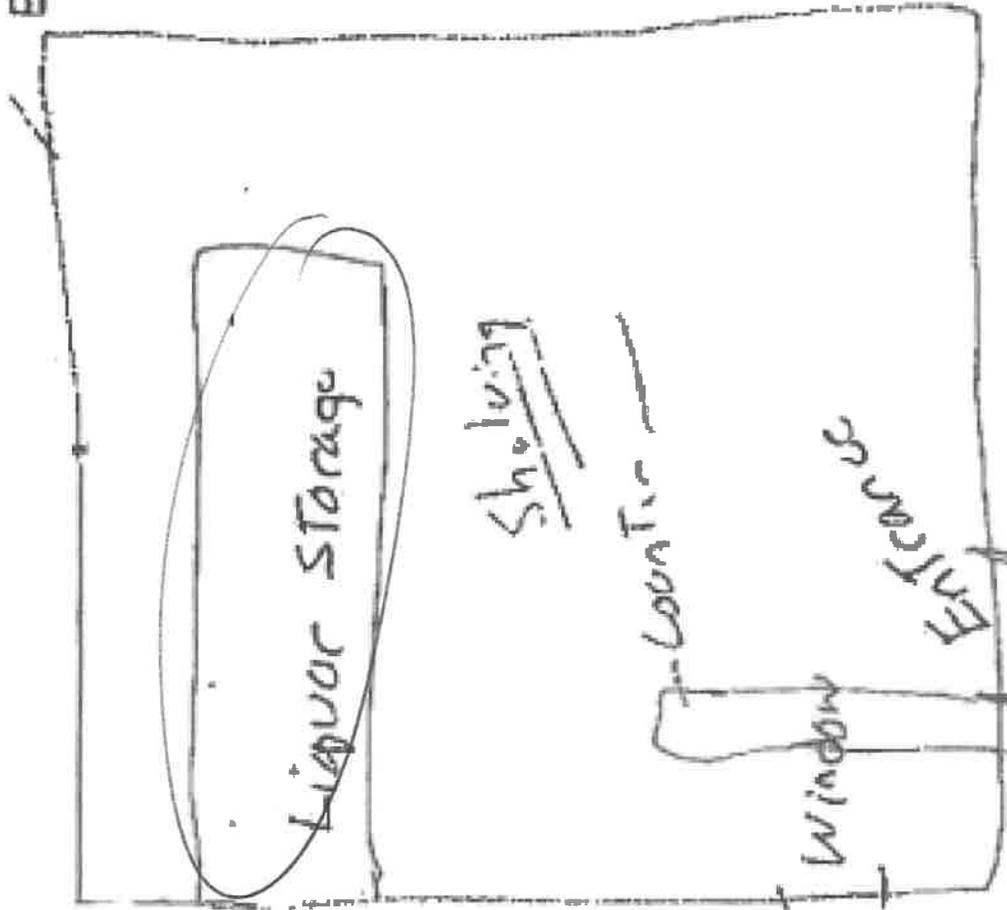
## QUESTIONS & ANSWERS

### INP Interim Permit

- 1) Enter License Number currently at location  
10083270
- 2) Is the license currently in use?  
Yes
- 3) Will you please submit section 5, page 6, of the license application when you reach the upload page?  
Yes  
A Document of type INTERIM NOTARY PAGE is required.

Emergency exit

60'



40'

Drive In

Window

Entrance

Counter

Shelving

Liquor Storage

## BILL OF SALE

IN CONSIDERATION OF THE SUM OF:

\*\*\*TEN DOLLARS AND NO CENTS\*\*\*lawful currency of the United States of America, and other valuable consideration, receipt of which is hereby acknowledged.

This BILL OF SALE (this "Agreement"), dated as of December 7, 2023 is by and among BRB Market LLC, an Arizona Limited Liability Company (Seller), and BRB Store Inc, an Arizona Corporation (Buyer).

### RECITALS

A. Seller and Buyer are parties to an Asset Purchase Agreement executed August 1, 2023 (the "Purchase Agreement"), pursuant to which, among other things, Buyer has agreed to purchase certain assets of Seller upon the terms and conditions specified therein.

B. This Agreement is being executed and delivered in order to affect the transfer to Buyer of such assets as set forth in the Purchase Agreement.

### AGREEMENTS

In consideration of the premises and the mutual covenants and agreements set forth in the Purchase Agreement, the parties hereby agree as follows:

- Definitions.** Capitalized terms used in this Agreement and not otherwise defined herein shall have the meaning ascribed thereto in the Purchase Agreement.
- Sale of Assets.** Seller, in accordance with and subject to the terms of the Purchase Agreement, hereby sells, conveys, assigns, transfers and delivers to Buyer, and Buyer, in accordance with and subject to the Purchase Agreement, hereby purchases and acquires from Seller, all of Seller's right, title and interest of every kind and nature, that certain business known as **BRB Market, presently located at 3569 McCulloch Boulevard N, Lake Havasu City, AZ 86406 and that certain equipment per the attached Exhibit "A", which exhibit is incorporated herein by reference.** FURTHERMORE, Seller warrants that he, she or they are the lawful owner of said personal property and hereby certifies, under oath, that he, she or they have good right to sell the same as aforesaid, and that the above described property is free and clear of all claims, liens and other encumbrances whatsoever, EXCEPT, as specified herein. Seller further agrees to warrant and defend same against the lawful claims and demands of all persons whomsoever.
- Counterparts.** This Agreement is executed pursuant to the Purchase Agreement and may be executed in two counterparts, each of which as so executed shall be deemed to be an original but both of which together shall constitute one and the same instrument. A facsimile signature shall be acceptable as an original for all purposes.
- Binding Effect.** This Agreement shall inure to the benefit of and be binding upon Buyer and Seller, and their respective successors and assigns, but shall not create any right of subrogation or other right on the part of any other person.
- Amendment, Waiver or Termination.** This Agreement cannot be amended, waived or terminated except by a writing signed by the parties hereto.
- Governing Law.** THIS AGREEMENT SHALL BE CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF ARIZONA.

'24 JAN 17 Ltr. Lic. AM 8:18

IN WITNESS WHEREOF, Buyer and Seller have caused this Bill of Sale to be executed individually or in their respective corporate names by their respective proper officers thereunto duly authorized, as of the date first written above.

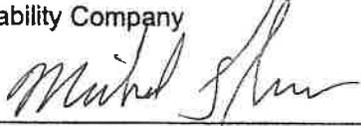
Dated: December 7, 2023

SELLER:

BUYER:

BRB Market LLC, an Arizona Limited Liability Company

BRB Store Inc, an Arizona Corporation



\_\_\_\_\_  
Rivan Zora, CEO

Michael Thurston, Member

\_\_\_\_\_  
Christopher Zora, CFO

\_\_\_\_\_  
Brandon Zora, Secretary

'24 JAN 17 Lib. Lic. AM 8:18

IN WITNESS WHEREOF, Buyer and Seller have caused this Bill of Sale to be executed individually or in their respective corporate names by their respective proper officers thereunto duly authorized, as of the date first written above.

Dated: January 09, 2024

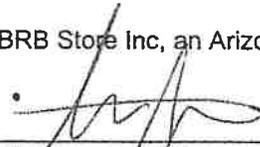
SELLER:

BRB Market LLC, an Arizona Limited Liability Company

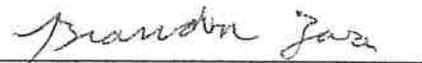
\_\_\_\_\_  
Michael Thurston, Member

BUYER:

BRB Store Inc, an Arizona Corporation

  
\_\_\_\_\_  
Rivan Zora, CEO

  
\_\_\_\_\_  
Christopher Zora, CFO

  
\_\_\_\_\_  
Brandon Zora, Secretary

24 JAN 17 11:48 AM '18

State of Arizona )  
 )  
County of Mohave )

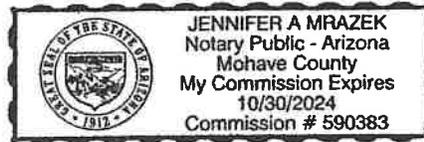
On December 7<sup>th</sup>, 2023, before me, the undersigned Notary Public, personally appeared Michael Thurston, Member of BRB Market LLC, an Arizona Limited Liability Company personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Notary Public

My Commission Expires: 10-30-24



State of \_\_\_\_\_ )  
 )  
County of \_\_\_\_\_ )

On , before me, the undersigned Notary Public, personally appeared Rivan Zora, CEO, Brandon Zora, Secretary and Christopher Zora, CFO of BRB Store Inc, an Arizona Corporation personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

24 JAN 17 11:18 AM '18

State of Arizona )  
 )  
County of Mohave )

On December \_\_\_\_\_, 2023, before me, the undersigned Notary Public, personally appeared Michael Thurston, Member of BRB Market LLC, an Arizona Limited Liability Company personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

State of California )  
 )  
County of San Diego )

On January 22, 2024, before me, the undersigned Notary Public, personally appeared Rivan Zora, CEO, Brandon Zora, Secretary and Christopher Zora, CFO of BRB Store Inc, an Arizona Corporation personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]  
\_\_\_\_\_  
Notary Public

My Commission Expires: 2/19/27



## EXHIBIT "A"

24 JAN 17 14:47. Lic. AM 8 18

BRB MARKET	EQUIPMENT	INSIDE/ OUTSIDE	LOCATION	NOTES:
	STAND ALONE Beverage Cooler	INSIDE	WEST WALL/ BACK OF STORE	IN FRONT OF HALL WAY/ TALL CANS, 6 PACKS BEER
	STAND ALONE Beverage Cooler	INSIDE	WEST WALL/ BACK OF STORE	IN FRONT OF HALL WAY/ TALL CANS, 6 PACKS BEER, 12 PACKS
	Arizona Lottery Machine	INSIDE	SOUTH WALL	DISPENSE DRAW GAMES/ FAST PLAYS
	STAND ALONE Beverage Cooler	INSIDE	SOUTH WALL	ROCKSTAR/ 5 shelves energy drinks/ PEPSI
	STAND ALONE Beverage Cooler	INSIDE	SOUTH WALL	RED BULL/ ENERGY DRINKS
	Wine Beverage Cooler	INSIDE	SOUTH WALL	SINGLE DOOR/ 4 SHELVES/ WINE 750 ML & TETRA & 4 PACKS WINE
	Ice Bag Freezer	INSIDE	SOUTH WALL	2 DOOR 8LB ICE BAG FREEZER 200 BAGS HOLDING
	Beverage Cooler	INSIDE	SOUTH WALL/ CENTER/ RIGHT OF FRONT DOOR	5 SHELVES/ TEAVANA BRAND (ROMERY) ENERGY DRINKS, WATER
	Beverage Cooler	INSIDE	SOUTH WALL/ CENTER/ RIGHT OF FRONT DOOR	MONSTER (COCA-COLA) ENERGY DRINKS 4 SHELVES
	Beverage Cooler	INSIDE	SOUTH WALL/ CENTER/ RIGHT OF FRONT DOOR	RED BULL
	STAND ALONE Beverage Cooler	INSIDE	NORTH CENTER/ FRONT OF DELI COUNTER	RIGHT OF REGISTERS/ ENERGY DRINKS ETC.
	Coca-Cola Dispensing Soda Machine	INSIDE	NORTH CENTER/ FRONT OF DELI COUNTER	COCA-COLA
	Ice Maker Machine	INSIDE	NORTH CENTER/ TOP OF SODA MACHINE	SEPERATE ICE MACHINE ON TOP OF SODA MACHINE
	Cappucino Machine	INSIDE	NORTH CENTER/ CENTER DRINK ISLAND	3 Flavor Dispenser, FARMER BROS.
	Creamer Machine	INSIDE	NORTH CENTER/ CENTER DRINK ISLAND	3 Flavor Dispenser, FARMER BROS
	Hot Coffee Maker	INSIDE	NORTH CENTER/ BEHIND DELI COUNTER	3 HOT PLATE, FARMER BROS
	Walk-In Cooler	INSIDE	NORTH WALL/ BACK WALL	SOFT DRINKS, BEER, WATERS, DAIRY
	2 REGISTERS	INSIDE	SOUTH CENTER/ LEFT OF FRONT DOOR	2 REGISTERS, 2 CARD READERS, 2 BACK-UP BATTERIES, 2 KEYBOARDS, 1
	MODEMS	INSIDE	SOUTH CENTER/ LEFT OF FRONT DOOR	PRINTER, 2 GUN SCANNERS, 2 RECEIPT PRINTERS
	LOTTERY TERMINAL	INSIDE	SOUTH CENTER/ BEHIND REGISTERS	BEHIND REGISTERS, MODEMS
	TITAN LOOMIS SAFE	INSIDE	SOUTH CENTER/ BEHIND REGISTERS	ARIZONA LOTTERY TERMINAL + TICKET SCANNER, DISPLAY MONITOR,
	Computer Monitor (Camera Display)	INSIDE	SOUTH CENTER/ BEHIND REGISTERS	CUSTOMER SCANNER LOTTO TICKETS
	Time Clock	INSIDE	SOUTH CENTER/ BEHIND REGISTERS	BELOW ARIZONA LOTTERY TERMINAL 2 BILL ACCEPTOR, TITAN
	VEVOR (Sandwich Warmer)	INSIDE	SOUTH CENTER/ BEHIND REGISTERS	SAME WALL AS FRONT DOORS, ABOVE DISPLAY COMPUTER SCREEN
	2 MONEY SAFES	INSIDE	SOUTH WALL/ BEHIND REGISTERS	ON ISLAND
	VOLLRATH Deli Oven	INSIDE	DELI	UNDER CABINET/ BELOW TOBACCO CHEW
	AVANTCO TOASTER OVEN	INSIDE	DELI	TOASTER OVEN CONVEYER BELT, TOASTING AND MELTING
	VOLLRATH MEAT SLICER	INSIDE	DELI	TOP OF REFRIGERATOR IN DELI, METAL DELI MEAT AND CHEESE CUTTER
	CAYENNE VOLLRATH WARMER	INSIDE	DELI	WARMER/ COOKER
	NEMCO WARMER	INSIDE	DELI	GRAVY WARMER
	APW STEEL FOOD WARMER	INSIDE	DELI	4 SLOT FOOD WARMER/ WATER UNDERNEATH 4 BASKETS W/ TOPS
	AVANTCO GRILL	INSIDE	DELI	FLAT TOP
	Ninja Air Fryer	INSIDE	DELI	AIR FRYER, DUAL BASKET
	HOT PLATE	INSIDE	DELI	INFRARED COOKER, EGGS ETC, PAN HOT PLATE
	Iced Tea Machine	INSIDE	SOUTH WALL/ BEHIND DELI	GOLD PEAK ICED TEA HOLDER, FARMER BROS.
	2 Refrigerators	INSIDE	DELI	2 DUAL DOOR REFRIGERATORS FOR DELI USE, (1) LINE COOK REFRIGERATOR
	Frigidaire Commercial Freezer	INSIDE	NORTH BUILDING/ BACK ROOM	
	Frigidaire Large Commercial Freezer	INSIDE	NORTH BUILDING/ BACK ROOM	
	Ice Maker Machine	INSIDE	NORTH BUILDING/ BACK ROOM	WHIRLPOOL HOT WATER HEATER FOR BUILDING
	Whirlpool Hot Water Heater	INSIDE	NORTH BUILDING/ BACK ROOM	LS-350 R GAS PUMP READINGS, TESTING
	Veeder-Root	INSIDE	NORTH BUILDING/ BACK ROOM	AUTOMATIC LIGHT TIMER FOR OUTSIDE & PUMP LIGHTS
	Intermatic Exterior Light Timer	INSIDE	NORTH BUILDING/ BACK ROOM	(3 PANELS)
	CIRCUIT BREAKER PANELS	INSIDE	NORTH BUILDING/ BACK ROOM	STACKABLE WASHER & DRYER
	KENMORE WASHER/ DRYER	INSIDE	NORTH BUILDING/ BACK ROOM	3 Co2 Tanks/ 1 REGULATOR WITH GAUGE

